

Suffolk County - 20/20 Perfect Vision i2 Document Detail Report

Current datetime: 1/31/2024 9:37:25 AM

Doc#	Document Type	Town	Book/Page	File Date	Consideration
9634	DEED		41173/168	01/23/2007	1.00
Property-Street Address and/or Description					
14 ALLSTATE RD DORCHESTER					
Grantors					
TOYS R US-DELAWARE INC					
Grantees					
MAP 2005 REAL ESTATE LLC					
References-Book/Pg Description Recorded Year					
17904/250 DED 1992, 41173/179 DED 2007					
Registered Land Certificate(s)-Cert# Book/Pg					



2007 00009634

Bk: 41173 Pg: 168 Doc: DED

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QUITCLAIM DEED

Prepared under the supervision of local counsel by and when recorded, return to:
 Debra L. Yurinich, Esq.

Toys "R" Us
 One Geoffrey Way
 Wayne, NJ 07470
 (973)617-4162

Site/Store #:

14 Allstate Road, Dorchester, Massachusetts / 7531

Real property tax bills to be sent to:

Grantee

Instrument:

Quitclaim Deed

Dated:

Dated as of the earliest notarization but effective as of December 9, 2005.

GRANTOR:

Toys "R" Us – Delaware, Inc., a Delaware corporation, having an address at c/o Toys "R" Us, One Geoffrey Way, Wayne, New Jersey 07470, (973)617-3500, successor-by-merger to Toys "R" Us – Mass., Inc, a Massachusetts corporation.

GRANTEE:

MAP 2005 Real Estate, LLC, a Delaware limited liability company, having an address at c/o Toys "R" Us, One Geoffrey Way, Wayne, New Jersey 07470, (973)617-3500.

Nature of Instrument:

This Instrument is a conveyance (a) in which Grantee is a wholly-owned affiliate of Grantor, and (b) with no change in beneficial interest.

Witnesseth:

That Grantor, in consideration of the sum of One (1) and No/100 U.S. Dollars, the receipt and sufficiency of which is hereby acknowledged, does hereby grant, convey, transfer, assign and warrant unto Grantee, its successor and assigns, with quitclaim covenants all of its estate, right, title and interest in and to that certain plot, piece or parcel of land (together with the buildings and improvements thereon erected) described on Exhibit A hereto (the "Premises").

Attested hereto

Francis M. Roache
 Register of Deeds
 Suffolk District

29374-1

Return to: David Buczkowski
 CHICAGO TITLE INSURANCE COMPANY
 75 Federal Street, 8th Floor
 Boston, Massachusetts 02110
 (617) 210-0750

ZY51-25331

Together with:

All right, title and interest (if any) of Grantor in and to any streets and roads abutting the Premises to the center line thereof, as well as any gaps, strips or gores on, around or within the Premises;

Together with:

All right, title and interest (if any) of Grantor in and to any hereditaments and appurtenances, and all of the estate and rights of Grantor.

To have and to hold:

The Premises herein conveyed unto the Grantee, its successors and assigns forever.

Warranty as to the Premises Conveyed Herein:

Grantor covenants with Grantee that (a) Grantor is lawfully seized of the fee simple title, (b) the fee simple title is free from all encumbrances, except those remaining as exceptions in Title Commitment #122403193 issued by Chicago Title Insurance Company, (c) Grantor has a good right and lawful authority to sell and convey the fee simple title, and (d) Grantor fully warrants the fee simple title against the lawful claims of all persons. The foregoing warranty is for the sole benefit of immediate Grantee only and shall not extend to any successor grantee.

In witness whereof, the undersigned, by its duly elected officer(s) and pursuant to proper authority of its board of directors has duly executed, acknowledged and delivered this instrument as of the day and year first above written.

GRANTOR:

TOYS "R" US – DELAWARE, INC.,
a Delaware corporation

By: Michael L. Tumolo
Name: Michael L. Tumolo
Title: Vice President - Real Estate Counsel

STATE OF NEW JERSEY)
COUNTY OF Morris) SS

On this 15th day of October, 2006, before me, the undersigned officer, personally appeared Michael L. Tumolo, who acknowledged herself/himself to be Vice President - Real Estate Counsel of TOYS "R" US - DELAWARE, INC. and that s/he as such officer being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself/himself in such capacity.

IN WITNESS WHEREOF, I hereunto set my hand and official seal.

Signature Robin A. Hayden (Affix Notarial Seal)

Print Name: _____

**Robin A. Hayden
A Notary Public of New Jersey
My Commission Expires
December 15, 2010
Cert. No. 2338177**

EXHIBIT A

LEGAL DESCRIPTIONLot 3b

A certain lot of land in the City of Boston, Dorchester District, Suffolk County and Commonwealth of Massachusetts. The lot is located south of the Expressway Service Road and Southampton Street and north of Massachusetts Avenue. The lot is shown as Lot 3b on a plan entitled "Subdivision Plan of Land in Boston, Massachusetts, Dorchester District, Suffolk County," dated 3 November 1992, prepared by Survey Engineers of Boston, Drawing Nos. 280.14M & 280.15M, to be recorded herewith. The lot is more particularly bounded and described as follows:

Beginning at a point which is the northeasterly corner of the lot being described, said point being the intersection of the westerly line of Lot 3c and the southerly line of Lot 3a as shown on said plan;

thence: running, S36-09-00E, nineteen and 73/100 feet (19.73) to a point of curvature;

thence: turning and running, southerly, by a curve to the right having a radius of two hundred twenty five feet (225.00) and a length of eighty nine and 27/100 feet (89.27) to a point of non-tangency, the last two courses are by Lot 3c as shown on said plan;

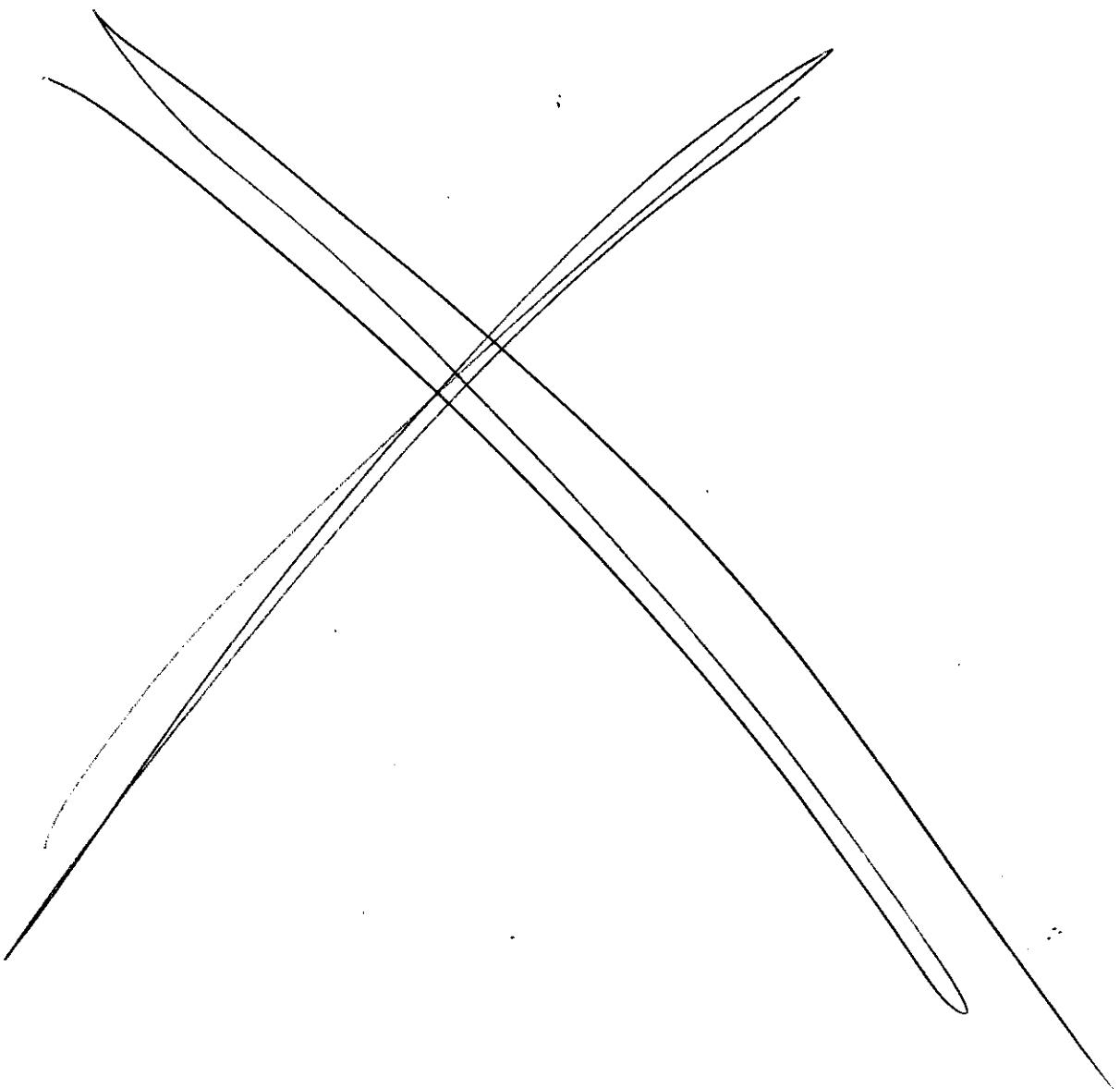
thence: turning and running, by Lot 5b as shown on said plan, northwesterly, by a curve to the left having a radius of three hundred twenty four and 31/100 feet (324.31) and a length of forty five and 81/100 feet (45.81) to a point of non-tangency;

thence: turning and running, N24-50-36E, seven and 19/100 feet (7.19) to a point of non-tangency;

thence: turning and running, northerly, by a curve to the left having a radius of two hundred and 07/100 feet (200.07) and a length of sixty two and 73/100 feet (62.73) to a point;

thence: turning and running, N54-51-57E, twenty five and 45/100 (25.45) feet to the point of beginning, the last three courses are by Lot 3a as shown on said plan.

Containing 2362 square feet or 219 square meters or 0.054 acres,
more or less.



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Lot 3d

A certain lot of land in the City of Boston, Dorchester District, Suffolk County and Commonwealth of Massachusetts. The lot is located south of the Expressway Service Road and Southampton Street and north of Massachusetts Avenue. The lot is shown as Lot 3d on a plan entitled "Subdivision Plan of Land in Boston, Massachusetts, Dorchester District, Suffolk County," dated 3 November 1992, prepared by Survey Engineers of Boston, Drawing Nos. 280.14M & 280.15M, to be recorded herewith. The lot is more particularly bounded and described as follows:

Beginning at a point which is the northeasterly corner of the lot being described, said point being the intersection of the southerly line of Lot 3c as shown on said plan and the westerly line of land now or formerly of the Shell Oil Company;

- thence: running, southerly, by a curve to the right having a radius of three hundred seventy one and 81/100 feet (371.81) and a length of nineteen and 48/100 feet (19.48) to a point of tangency;
- thence: turning and running, S12-13-29E, one hundred three and 12/100 feet (103.12) to a point of curvature;
- thence: turning and running, southerly, by a curve to the right having a radius of five hundred eighty three and 01/100 feet (583.01) and a length of one hundred forty nine and 24/100 feet (149.24) to a point of compound curvature, the last three courses are by land now or formerly of the Shell Oil Company;
- thence: turning and running by land of said Shell Oil Company and land now or formerly of the Howard D. Johnson Co., southerly, by a curve to the right having a radius of five hundred eleven and 38/100 feet (511.38) and a length of one hundred twenty eight and 60/100 feet (128.60) to a point of non-tangency;
- thence: turning and running by land of said Howard D. Johnson Co., S59-25-48E, forty four and 22/100 feet (44.22) to a point;
- thence: turning and running by land now or formerly of the Southeast Realty Trust, S30-34-12W, eighty two and 10/100 feet (82.10) to a point;

- thence: turning and running by Lot 3e as shown on said plan, N59-25-47W, seventy eight and 78/100 feet (78.78) to a point of non-tangency;
- thence: turning and running, northeasterly, by a curve to the left having a radius of four hundred sixty three and 88/100 feet (463.88) and a length of one hundred eighty eight and 50/100 feet (188.50) to a point of compound curvature;
- thence: turning and running, northerly, by a curve to the left having a radius of five hundred thirty five and 51\100 feet (535.51) and a length of one hundred thirty seven and 08/100 feet (137.08) to a point of tangency;
- thence: turning and running, N12-13-29W, one hundred three and 12/100 feet (103.12) to a point of curvature;
- thence: turning and running, northwesterly, by a curve to the left having a radius of three hundred twenty four and 31/100 feet (324.31) and a length of fifty two and 84/100 feet (52.84) to a point of non-tangency, the last four courses are by Lot 5d as shown on said plan;
- thence: turning and running, N66-01-41E, five and 95/100 feet (5.95) to a point;
- thence: turning and running, S65-09-24E, fifty six and 97/100 feet (56.97) to a point of non-tangency and the point of beginning, the last two courses are by Lot 3c as shown on said plan.

Containing 26,037 square feet or 2,419 square meters or 0.598 acres, more or less.

Lot 5b

A certain lot of land in the City of Boston, Dorchester District, Suffolk County and Commonwealth of Massachusetts. The lot is located south of the Expressway Service Road and Southampton Street and north of Massachusetts Avenue. The lot is shown as Lot 5b on a plan entitled "Subdivision Plan of Land in Boston, Massachusetts, Dorchester District, Suffolk County," dated 3 November 1992, prepared by Survey Engineers of Boston, Drawing Nos. 280.14M & 280.15M, to be recorded herewith. The lot is more particularly bounded and described as follows:

Beginning at a point which is the southwest corner of the lot being described, said point being the intersection of the southerly line of Lot 5a with the easterly line of Lot 1d as shown on said plan.

- thence: running by Lot 5a as shown on said plan, N24-50-36E, one hundred ten and 28/100 feet (110.28) to a point of non-tangency;
- thence: turning and running by Lot 3b as shown on said plan, southeasterly, by a curve to the right having a radius of three hundred twenty four and 31/100 feet (324.31) and a length of forty five and 81/100 feet (45.81) to a point of non-tangency;
- thence: turning and running by Lot 5c as shown on said plan, southerly, by a curve to the right having a radius of two hundred twenty five feet (225.00) and a length of one hundred forty four and 48/100 feet (144.48) to a point of non-tangency;
- thence: turning and running by Lot 1d as shown on said plan, northwesterly, by a curve to the left having a radius of four hundred ninety four and 36/100 feet (494.36) and a length of ninety seven and 69/100 feet (97.69) to a point of non-tangency and the point of beginning.

Containing 9,119 square feet or 847 square meters or 0.209 acres, more or less.

Lot 5d

A certain lot of land in the City of Boston, Dorchester District, Suffolk County and Commonwealth of Massachusetts. The lot is located south of the Expressway Service Road and Southampton Street and north of Massachusetts Avenue. The lot is shown as Lot 5d on a plan entitled "Subdivision Plan of Land in Boston, Massachusetts, Dorchester District, Suffolk County," dated 3 November 1992, prepared by Survey Engineers of Boston, Drawing Nos. 280.14M & 280.15M, to be recorded herewith. The lot is more particularly bounded and described as follows:

Beginning at a point which is the northeasterly corner of the lot being described, said point being the intersection of the southerly line of Lot 5c and the westerly line of Lot 3d as shown on said plan;

- thence: running, southeasterly, by a curve to the right having a radius of three hundred twenty four and 31/100 feet (324.31) and a length of fifty two and 84/100 feet (52.84) to a point of tangency;
- thence: turning and running, S12-13-29E, one hundred three and 12/100 feet (103.12) to a point of curvature;
- thence: turning and running, southerly, by a curve to the right having a radius of five hundred thirty five and 51\100 feet (535.51) and a length of one hundred thirty seven and 08/100 feet (137.08) to a point of compound curvature;
- thence: turning and running, southwesterly, by a curve to the right having a radius of four hundred sixty three and 88/100 feet (463.88) and a length of one hundred eighty eight and 50/100 feet (188.50) to a point of non-tangency, the last four courses are by Lot 3d as shown on said plan;
- thence: turning and running, N59-25-47W, twelve and 44/100 feet (12.44) to a point;
- thence: turning and running, N29-59-22W, thirty three and 37/100 feet (33.37) to a point;
- thence: turning and running, N65-09-24W, thirty two and 20/100 feet (32.20) to a point of non-tangency, the last three courses are by Lot 5e as shown on said plan;

- thence: turning and running, northerly, by a curve to the left having a radius of four hundred ninety and 08/100 feet (490.08) and a length of eighteen and 17/100 feet (18.17) to a point of compound curvature;
- thence: turning and running, northerly, by a curve to the left having a radius of three hundred ninety one and 88/100 feet (391.88) and a length of three hundred ninety six and 30/100 feet (396.30) to a point of compound curvature;
- thence: turning and running, northerly, by a curve to the left having a radius of four hundred ninety four and 36/100 feet (494.36) and a length of thirty eight and 28/100 feet (38.28) to a point of non-tangency, the last three courses are by Lot 1d as shown on said plan;
- thence: turning and running, S65-09-24E, seventy and 94/100 feet (70.94) to a point;
- thence: turning and running, N66-01-41E, seventy and 27/100 feet (70.27) to a point of non-tangency and the point of beginning, the last two courses are by Lot 5c as shown on said plan.

Containing 34,256 square feet or 3,182 square meters or 0.786 acres, more or less..

Deed 17904-250